

To: Commissioner Lianne Thompson
Commissioner Courtney Bangs
Commissioner Mark Kujala
Commissioner John Toyooka
Commissioner Pamela Wev

Cc: Gail Henrikson, Director of Community Development

Date: January 21, 2022

Dear Commissioner Thompson and County Commissioners,

We own a home in unincorporated Clatsop County that we use for family, friends, and short-term rentals to supplement our income. This memo is to provide you with some practical information about short term rentals in the Falcon Cove-Cove Beach community. *We are concerned that the short-term rental problems have been blown out of proportion by a small group of year-round residents who have an agenda to eliminate STRs from this community to protect their privacy.* Our position is that the County has adequate controls, regulations, and safeguards already in place to ensure that STRs are in fact good neighbors. Attached are three examples for your review:



A. **Map of our area showing number of STRs:** As you can see there are around 20 STRs in our community, many of which have been operating for many years, and well over 130 homesites. It is ironic that a very small number of year-round residents have been responsible for the incredible amount of time that the County, its staff, and property owners have had to spend on this effort. Comments have been made that these few STRs have led to over 20,000 visitors per year to this small community. This figure is an outlandish exaggeration – our rental unit welcomed 220 adult guests and their families to our community in all of 2021. We are very likely representative of other STRs.

B. **County Notice re STR Permits:** Attached is the County STR Permit Notice that goes out with every STR in our community. As you can see, it is complete, and its emphasis is providing residents and neighbors with clear and specific options for filing complaints. This document is thorough and provides more than adequate public notice and avenues for neighbors to notify the County in the event of problems. This notice also attaches a copy of the Permit issued to the homeowner. It has detailed information about the rental property, parking spaces off street, number of occupants allowed, and contact phone numbers. It provides County regulations, and information about Quiet Hours and Beach Regulations, among other useful information.

C. **Clatsop County Website – Code Enforcement:** We've attached a screen shot from the County's Code Compliance Home Page. As you can see, it prominently highlights STRs in unincorporated Clatsop County and provides easy access and instructions to the hotline for complaints, and numbers to contact. Making this so public and prominent shows the County is going to extraordinary lengths to provide the public with multiple avenues to file complaints. They should be congratulated for the work they do.

The point of providing this is to give you concrete examples of the effectiveness of the County's current programs for the permitting, licensing, and supervision of short-term rentals. We do not need multiple new regulations and layers of regulations for something this simple.

John and Maria Meyer

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(B)



Clatsop County

Assessment and Taxation

820 Exchange St., Suite 210

Astoria, OR 97103

February 25th, 2021

[REDACTED]
[REDACTED]
[REDACTED] OR 97103

RE: Short Term Rental Permit For: [REDACTED] Ray Brown Rd

You are receiving this letter because your property is located within 300 feet of the Short Term Rental referenced above. As required per Clatsop County Ordinance 18-09, Clatsop County shall provide a copy of the issued Short-Term Rental Permit to all property owners within 300 feet of the Short-Term Rental.

Clatsop County has enclosed a copy of the Short-Term Rentals Display Permit. The permit details the property owner and their designated agents contact information along with an outline of the standards that the Short-Term Rental must comply with per Clatsop County Ordinance 18-09. If you find that any of the standards outlined on this permit are being violated please follow the steps below set by section 5.12.110 of the Clatsop County Ordinance 18-09:

1. The complaining party shall first attempt to communicate with the contact person designated on the permit and describe the problem.
2. The contact person shall promptly respond to the complaint and make reasonable efforts to remedy any situation that is out of compliance with Clatsop County Ordinance 18-09.
3. If the response is not satisfactory to the complaining party, the complaining party may lodge a complaint with Clatsop County Code Enforcement by submitting a signed written complaint including the time, date, and nature of the alleged violation.
4. After receiving the complaint, the County may investigate and determine whether a violation has occurred.
5. If a violation is found to have occurred, the County may take enforcement action or issue a citation for the violation, pursuant to Section 5.12.120 of Clatsop County Ordinance 18-09.

If you have any questions regarding this process you may contact Clatsop County Code Enforcement at (503) 325-8611 or comdev@co.clatsop.or.us.

Complaint forms are also available online at:

https://www.co.clatsop.or.us/sites/default/files/fileattachments/land_use_planning/page/620/applicationcomplaintform.pdf

If you have any questions please call,
Alicia Sprague
Clatsop County Tax and Assessment



(B)

Clatsop County

Short Term Rental Permit Display

Permit No: 20180059 Expires: Sept. 27th 2023

REMOVAL OR ALTERATION OF THIS SIGN IS A VIOLATION OF CLATSOP COUNTY ORDINANCES 17-02 AND 18-09

Property Address: 7946 Ray Brown Rd

Map Tax Lot #: 41031BB00501

Primary Owner: John and Jana Gould Trust

Designated Agent: Cannon Beach Vacation Rental

Address: 1392 SW 12th St

Address: Po Box 723

City/State/Zip: Portland, OR 97224

City/State/Zip: Cannon Beach, OR 97110

Phone: 503-555-1234

Phone: 503-555-1234

RENTERS, PLEASE READ THE FOLLOWING:

To enhance livability and safety with the residential neighborhood,
the following requirements apply during rental periods:

Occupancy Total number of occupants approved for this dwelling is: 8

(Number of Sleeping Areas 2 x 3 Allowed occupants plus 2 additional)

Parking Total number of required off street parking for this dwelling is: 3

(Number of Sleeping Areas 2 Plus 1, or the number required by Building Codes Inspection)

Arch Cape: Off-street parking must be used when physically available. On-street parking may be used only when off-street parking spaces are not physically available. Parking is "physically available" when a garage or driveway can be emptied or materials removed to allow for parking. The property owner shall notify every renter in writing of these requirements and shall advise the renter where the off-street parking spaces to serve the unit are located. If on-street parking must be used, the renter must use the parking along the frontage of the rental unit.

Unincorporated Clatsop County, excluding Arch Cape: A map showing the property boundaries, location and number of parking spaces shall be posted with this permit.

Tsunami Evacuation Route: If the property is located within a tsunami inundation zone, the tsunami evacuation route shall be posted with this permit.

Solid Waste and Recycling: The property owners or designated agent shall post information regarding the location of garbage containers and recycling opportunities with this permit. Garbage containers must be secured with tight-fitting covers at all times to prevent leakage, spilling or littering. Garbage containers must be placed where not clearly visible from the street except between 5a.m. the day prior to pick-up and 5p.m. the day of pick-up.

House Number: A house number, visible from the street, must be maintained.

Quiet Hours: This is a residentially zoned property subject to Noise Ordinance #88-14. Quiet hours are between 10 p.m. and 7 a.m.

Beach Regulations: It is illegal to leave litter on the beach (OAR 736-021-0090(4)). All fires on the beach must be extinguished before leaving the site of the fire (OAR 736-021-0120(4)).

A County permit has been issued to rent this property. The property is subject to the Short Term Rental Standards in Clatsop County Ordinances 17-02 and 18-09. The permit may be revoked for violations. Should anyone file a complaint for non-compliance, hearings and penalties will be carried out per Clatsop County ordinances adopted under the Clatsop County Charter.

Authorized by: [Signature] Date 2/24/21

